



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

6 SYLVESTER CLOSE
BURFORD | OXFORDSHIRE





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BURFORD | OXFORDSHIRE
OX18 4RU

'fabulous opportunity to purchase a two-bedroom house in a prime location with off-road parking, garage and no onward chain'

Witney 7 miles | Charlbury Station 9 miles (London Paddington 70 minutes)
Cirencester 21 miles | Oxford 20 miles | Cheltenham 22 miles
all distances are approximate

central town location | equipped kitchen | sitting room with open fireplace
Cloakroom | two double bedrooms | modern bathroom
enclosed courtyard garden | garage & parking | no onward chain

the finer details

services Mains water, electricity, drainage and oil-fired central heating
tenure & possession The property is freehold and offers vacant possession on completion
fixtures & fittings May be acquired by separate negotiation via Radnor Martin
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band D
viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Energy Performance Rating - D

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description

Nestled away from Burford High Street, 6 Sylvester Close is a well-presented terraced house with allocated parking for one vehicle and garage. The property comprises: entrance hall, cloakroom, modern galley kitchen with integral fridge/freezer, slimline dishwasher, washing machine and electric oven and hob, sitting room with open fireplace and door leading out to the enclosed courtyard garden. Stairs in the sitting room lead up to the first-floor landing accessing two double bedrooms with built in wardrobes and a newly fitted family bathroom.


area

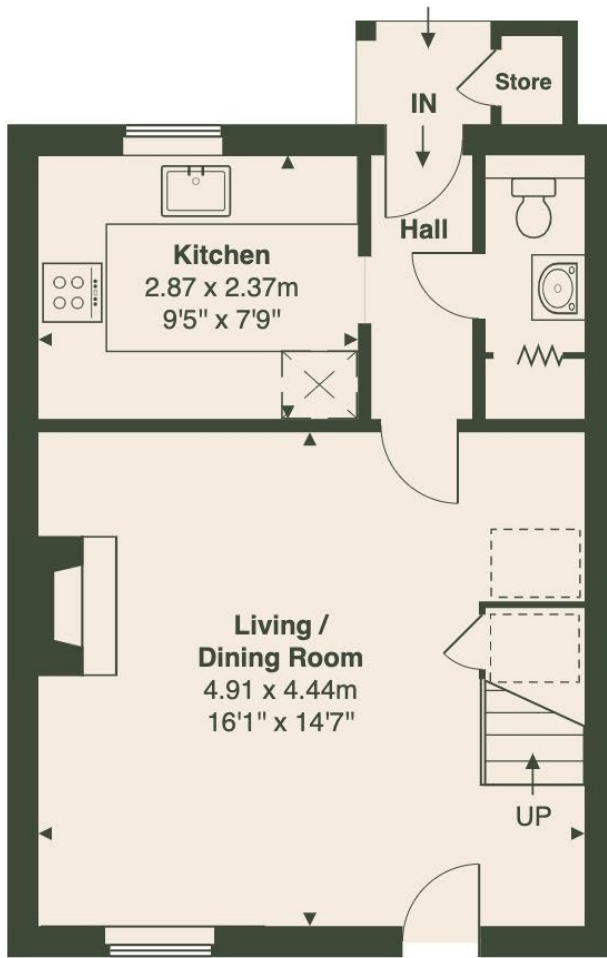
Burford is a thriving Cotswold market town with many historical connections. Known as 'The Gateway' to the Cotswolds it is nestled in the Windrush Valley surrounded by beautiful countryside. An abundance of shopping facilities including independent delis, butchers and bakeries, an array of notable pubs, restaurants and hotels plus the highly renowned Burford Garden Company can be found on the edge of the town. Burford has an excellent local junior and senior schools plus further private schools within easy reach. The town also has an active parish church, doctors' surgery, chemist, library and post office these are all a short stroll from the house. Burford is close to numerous pretty villages including the Barringtons, Swinbrook and Asthall along with the picturesque market towns of Stow-on-the-Wold, Woodstock, Cirencester, Charlbury and Chipping Norton. Excellent shopping facilities are on hand in Witney (8 miles) including Waitrose and Marks & Spencer. Further extensive shopping facilities can be found in Oxford to the east or Cheltenham to the west. Daylesford Organic Farm is just 10 miles away with members club Soho Farmhouse approximately 15 miles away. Brilliant communication links include the A40 to Oxford and London via the M40. Rail links from Charlbury (9 miles, trains to Paddington 70 mins) and Oxford Parkway (19 miles, trains to Marylebone 45 mins). Sporting and leisure facilities within the locality include equestrian activities, golf in Burford, Lyneham, Chipping Norton, and Broadway, and a network of local footpaths and bridleways.

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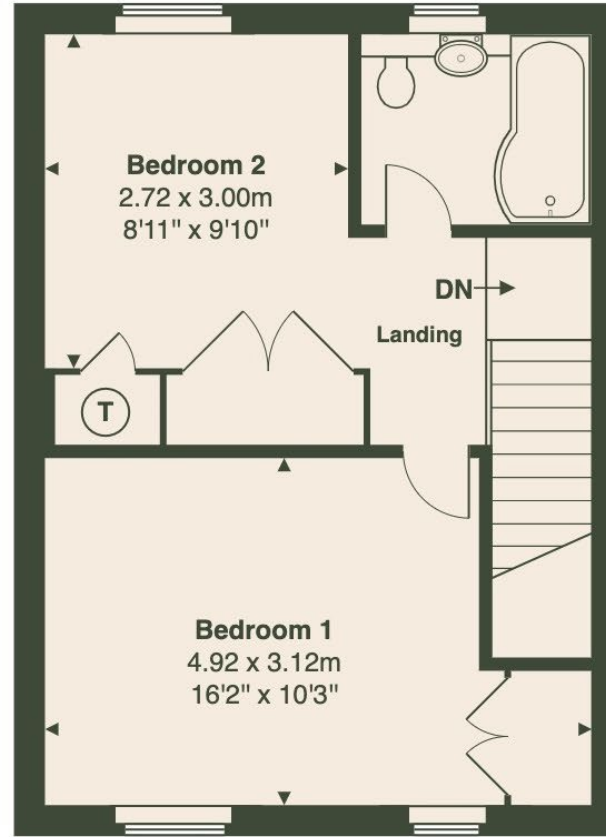




 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor

Total Area: 68.7 m² ... 739 ft² (excluding store)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
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- vii) all measurements are approximate.



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